

162.0

0002

0020.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
861,400 / 861,400
861,400 / 861,400
861,400 / 861,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LINDEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAGEE MATTHEW	
Owner 2: GARDNER DIANE	
Owner 3:	

Street 1: 15 LINDEN STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: KOHLBERG KENNETH R -	
Owner 2: BLOCH JUSTINE L -	

Street 1: 15 LINDEN STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Wood Shingle Exterior and 1858 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

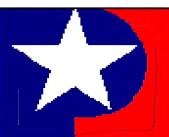
Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
0	70.	0.87	8					448,351						448,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7350.000	411,800	1,200	448,400	861,400		108172
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18



USER DEFINED

Prior Id # 1:	108172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	15:21:07
LAST REV Date	Time
10/15/18	10:19:47
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	411,800	1200	7,350.	448,400	861,400		Year end	12/23/2021
2021	101	FV	400,000	1200	7,350.	448,400	849,600		Year End Roll	12/10/2020
2020	101	FV	400,000	1200	7,350.	448,400	849,600		Year End Roll	12/18/2019
2019	101	FV	298,800	1200	7,350.	448,400	748,400	748,400	Year End Roll	1/3/2019
2018	101	FV	297,900	0	7,350.	397,100	695,000	695,000	Year End Roll	12/20/2017
2017	101	FV	297,900	0	7,350.	333,100	631,000	631,000	Year End Roll	1/3/2017
2016	101	FV	268,900	0	7,350.	333,100	602,000	602,000	Year End	1/4/2016
2015	101	FV	262,300	0	7,350.	288,200	550,500	550,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOHLBERG KENNETH	41590-550		12/10/2003		584,000	No	No		
DIAZ KEVIN M	27344-134		5/30/1997		320,000	No	No	Y	

BUILDING PERMITS	
Date	Number
12/31/2015	1989

Addition	109,000
Redo Kit	47,000

Permit Visit	
11/6/2008	Meas/Inspect

MLS	
6/27/2004	Helen Chinal

Inspected	
1/21/2000	PATRIOT

Measured	
12/1/1999	PATRIOT

PS	
1/1/1982	

Sign:	VERIFICATION OF VISIT NOT DATA
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	UAT UNHEATED ROOM NO CLOSET/SINK IN BSMT.				15	4	OFFP	6								
Foundation: 3 - BrickorStone				3/4 Bath:	Rating:	A 3QBth:	Rating:					FFL	BMT	8									
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good	A HBth:	Rating:					27											
Prime Wall: 1 - Wood Shingle				OthrFix: 1	Rating: Fair																		
Sec Wall: %																							
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1				7	5										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Color: YELLOW				Fpl: 1	Rating: Good	WSFlue:	Rating:	Other															
View / Desir:								Upper															
GENERAL INFORMATION								Lvl 2															
Grade: C+ - Average (+)								Lvl 1															
Year Blt: 1934				Eff Yr Blt:				Lower															
Alt LUC:				Alt %:				Totals	RMs: 6	BRs: 3	Baths: 2	HB: 1											
Jurisdct: G17				Fact: .																			
Const Mod:																							
Lump Sum Adj:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL			
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	6	3							
Prim Int Wal 2 - Plaster				Economic:	%	Additions:		Kitchen:					Baths:										
Sec Int Wall: %				Special:	%	Plumbing:		Electric:					Heating:										
Partition: T - Typical				Override:	%	General:																	
Prim Floors: 3 - Hardwood				Total: 18.6 %																			
Sec Floors: %																							
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ: 130.00		Rate	Parcel ID	Typ	Date	Sale Price													
Bsmnt Gar: 1				Size Adj.: 1.23988760																			
Electric: 3 - Typical				Const Adj.: 0.98990101																			
Insulation: 2 - Typical				Adj \$ / SQ: 159.558																			
Int vs Ext: S				Other Features: 114550																			
Heat Fuel: 1 - Oil				Grade Factor: 1.10																			
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																			
# Heat Sys: 1	% Heated: 100	% AC:		NBHD Mod:																			
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																			
% Com Wal	% Sprinkled			Adj Total: 505942		Juris. Factor: 1.00		Before Depr: 175.51															
				Depreciation: 94105		Special Features: 0		Val/Su Net: 139.17															
				Depreciated Total: 411837		Final Total: 411800		Val/Su SzAd: 231.35															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 162.0-0002-0020.A												IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
19	Patio	D	Y	1	16x24	A	AV	2012	3.23	T	5.6	101			1,200		1,200						
More: N				Total Yard Items: 1,200				Total Special Features: 1,200				Total: 1,200											